

**Grantee: Milwaukee, WI**

**Grant: B-08-MN-55-0006**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-55-0006

**Obligation Date:**

03/18/2009

**Grantee Name:**

Milwaukee, WI

**Award Date:**

03/18/2009

**Grant Amount:**

\$9,197,465.00

**Contract End Date:**

03/18/2013

**Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Darlene Hayes

## Disasters:

### Declaration Number

NSP

## Plan Description:

As an entitlement community, the City of Milwaukee was awarded \$9.2 million in Neighborhood Stabilization Program (NSP) funding under the Housing and Economic Recovery Act of 2008. The attached Neighborhood Stabilization Plan Amendment provides a proposed plan of how the City will utilize those funds to address the issue of foreclosed properties in its community. NSP funding is only one component of a broader community strategy to address the issues of foreclosures in the City of Milwaukee. For the last two years, the City of Milwaukee and many partners in the community have been working to address foreclosure issues and the impacts of subprime and predatory lending in the community. In September, Mayor Tom Barrett convened the Milwaukee Foreclosure Partnership Initiative (MFPI) a public-private partnership made up of lenders, foundations and community stakeholders with the primary goal of addressing the foreclosure crisis using a three tiered approach: Prevention, Intervention and Stabilization. Milwaukee's Common Council convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of NSP funding. The regulations for the NSP program provide that NSP funding can only be used to address abandoned and foreclosed properties those which have already been foreclosed on and for which ownership has transferred. NSP funding cannot be used to assist homeowners who are being foreclosed on, or who are in danger of losing their homes to foreclosure. The City and its partners recognize that intervention and prevention strategies for homeowners and prospective homeowners are critical to addressing the foreclosure issue in Milwaukee and are working through the MFPI to create and implement programs and resources to address these important issues in the community.

## Recovery Needs:

As an entitlement community, the City of Milwaukee was awarded \$9.2 million in Neighborhood Stabilization Program funding under the Housing and Economic Recovery Act of 2008. The attached Neighborhood Stabilization Plan Amendment provides a plan for how the City will utilize those funds to address the issue of foreclosed properties in the community.

NSP funding will provide a considerable resource for the City's foreclosure efforts. However, it is important to note that Milwaukee's approach to the foreclosure crisis goes beyond tackling the issue of abandoned and foreclosed properties. It includes coordinated efforts to assist homeowners in danger of foreclosure, as well as establish a framework to address the root causes of foreclosures with the goal of preventing similar problems in the future.

The Problem--Foreclosures are resulting in significant costs for Milwaukee homeowners and neighborhoods.

Increasing numbers. For the first nine months of 2008, foreclosure filings in City of Milwaukee were up 35% compared to the same period in 2007. There are currently 1,619 bank owned foreclosed properties and 138 City owned foreclosed properties in Milwaukee neighborhoods. Looking forward, there are over 4,000 open foreclosure filings that are likely to result in additional vacant and abandoned properties.

Disproportionate impact. In Milwaukee, foreclosures and the related issues of subprime and predatory lending disproportionately impacted Milwaukee's poorest neighborhoods and low-income and minority families. There were over 17,800 subprime loans originated in Milwaukee County in 2005 and 2006, totaling over \$1.7 billion. In 2006, 59% of all of the mortgages issued in Milwaukee's Community Development Block Grant Area were either subprime or high interest mortgages. In 2006, over 2/3 (69%) of African American borrowers obtained high cost mortgages compared to less than 1/3 (30%) of whites.

Loss of homeownership. Over half of the subprime lending activity in Milwaukee was refinancing loans for existing homeowners. Long term homeowners, who have been a stabilizing force for City neighborhoods, are being displaced. Home equity, which is the single largest source of wealth building for most low and moderate income families, is being erased.

Effect on renters. Tenants are being impacted as well, as evictions are up significantly, and increasing numbers of them are foreclosure related. Many foreclosed homeowners turning to the rental market for housing are having difficulty securing rental property due to damage to their credit rating caused by the foreclosure.

Neighborhood impacts. Two-thirds of the bank owned foreclosures have open building code violations. Board ups have increased over 50% and vacant house fires have doubled. Left unattended, foreclosed properties are attractions for nuisance and criminal behavior.

A Coordinated Approach--There are a number of comprehensive and thoughtful initiatives that are currently underway that will complement and strengthen Neighborhood Stabilization Program efforts.

The Strategies to Overcome Predatory Practices (STOPP) Initiative has worked since 2002 through the Milwaukee Metropolitan Fair Housing Council in collaboration with local and state organizations to raise awareness of predatory and subprime lending activity and to provide consumer education and outreach in the community. Local housing counseling agencies have been providing foreclosure counseling services. Local academic institutions have provided research, education and consumer outreach within the community. Foreclosure Task Forces have been implemented by the City of Milwaukee and through the sponsorship of the U.S. Department of Housing and Urban Development to address neighborhood issues, intervention efforts and legislative reforms relating to the foreclosure issue.

In September, Milwaukee Mayor Tom Barrett launched the Milwaukee Foreclosure Partnership Initiative (MFPI), a public-private partnership made up of lenders, foundations real estate professionals, government representatives and community stakeholders to coordinate and focus efforts to address the foreclosure crisis in Milwaukee. The MFPI is utilizing a three-pronged approach to address not only the issue of abandoned and foreclosed homes, but the issues of foreclosure prevention and intervention as well. Over 100 individuals representing a broad range of community interests are currently participating in MFPI workgroups to create strategies and increase resources to address foreclosures in Milwaukee. Milwaukee's Common Council has also convened the Special Joint Committee on Redevelopment of Abandoned and Foreclosed Homes to guide the City's efforts for the use of Neighborhood Stabilization Program funding.

The NSP Plan--The proposed plan for the use of NSP funding has been designed to utilize a number of different strategies to address the issue of foreclosed homes in City neighborhoods. The plan recognizes that a one size fits all approach will not meet the need of neighborhoods impacted by the foreclosure issue. It includes a set of tools that build on existing programs, as well bring new ones to the effort. Proposed activities include those which promote homeownership, affordable rental housing, blight elimination and the improvement of City neighborhoods. The plan includes roles for government, residents, nonprofits, developers, lenders, and the real estate community because all are important to achieving results.

Given the sheer number of foreclosed properties in the City, as well as the number of open foreclosure filings likely to result in increased numbers of abandoned and foreclosed homes, every effort will be made to leverage Neighborhood Stabilization Program funding and seek additional resources for the City's efforts.

The NSP Substantial Amendment is available for review on our website: [www.milwaukee.gov/cdbg](http://www.milwaukee.gov/cdbg). (City of Milwaukee).

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$8,869,340.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$8,869,340.00

<b>Program Funds Drawdown</b>	\$556,227.22	\$1,851,727.12
<b>Obligated CDBG DR Funds</b>	\$1,441,626.00	\$4,200,972.85
<b>Expended CDBG DR Funds</b>	\$561,509.22	\$1,876,571.12
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$5,282.00	\$24,844.00
<b>Program Income Drawdown</b>	\$10,994.00	\$19,562.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	99.99%	0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,379,619.75	\$0.00
<b>Limit on Admin/Planning</b>	\$919,746.50	\$630,214.58
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

#### Acquisition/Rehab (Acq/Rehab)

Homes for this program are carefully selected. 70% of the foreclosures in Milwaukee have been filed against homeowners. An important goal of the program is to promote homeownership in neighborhoods that have been hard-hit by foreclosures. Staff seeks out properties on blocks or areas that had relatively high rates of homeownership before the foreclosure crisis hit Milwaukee, as well as those neighborhoods where the City and its partners have been engaged in other neighborhood redevelopment activities. Suitable homes are those in fair to poor condition, but located on otherwise well-maintained blocks. Typically the homes are single family, although some duplexes are considered if they meet a housing need for the neighborhood.

The strategy is to rehab the buildings to a high standard and then offer them to income eligible buyers. Exteriors get new roofs, gutters, siding, windows, doors, porches, sidewalks and landscaping. These improvements strengthen the neighborhood, and insure long-term affordability for the new homeowners. On the interior, bathrooms and kitchens are upgraded, floors replaced or refinished, and other finishes repaired and upgraded. Energy efficiency is also stressed, with new insulation and high efficiency mechanicals. When completed, all homes have modern amenities and are in move-in condition.

Contractors have taken a high interest in the Acq/Rehab projects. For example, 8 competitive bids were received on the last project. Contractors are bringing in new sub-contractors to do work, signaling that NSP dollars are creating and sustaining jobs in a sector of the economy hard-hit by the economic downturn.

A request for proposal for real estate services was issued in March, with proposals due in late April. Several real estate agents have expressed interest in working with the Department to market the acq/rehab properties when they are completed. It was very encouraging that in late March, the Department received an unsolicited offer on one of the properties, even though it is not completed or listed for sale. The brokers will be under contract in time to begin

marketing the properties as they are completed.

#### Acq/Rehab Homebuyer Counseling

All purchasers of acq/rehab properties will be required to get a minimum of 8 hours of face-to-face homebuyer counseling. Milwaukee currently has 8 HUD-certified counseling agencies that are actively working with the NSP Home Buyer Assistance program. These same agencies will provide the counseling services for acq/rehab clients. A list of available properties will also be forwarded to the agencies as part of marketing efforts for the program.

#### Vacant Land Re-Use: New Construction

It was anticipated that this initiative would partner with organizations such as Habitat for Humanity and the Housing Authority. As of March 31, only Habitat remains committed to building new homes on vacant tax-foreclosed land. New construction did not take place in the quarter but continuous discussions with partners encourages future NSP-1 obligations by next quarterp>

#### Vacant Land Re-Use: New Construction 25% Set Aside

The limited discussions with additional new construction partners restricted the department's ability to obligate set-aside funds. The department's recent partnership with Habitat for Humanity will continue to develop next quarter. Promising new set-aside opportunities.

#### Vacant Land Re-Use: Reprogramming

Bank and tax-foreclosed vacant lots will be landscaped according to the commitment in the substantial amendment originally submitted to HUD. Landscaped lots will be 1) sold to adjoining homeowners for use as green space, 2) used by neighborhood associations as urban gardens or 3) landscaped and either held for future development or placed in the City's storm water land bank. In regard to the latter, the storm water land bank permits offsetting new hardscape (such as buildings or parking lots) with permanent green space. This designation helps improve water quality in area streams and rivers and lowers construction costs elsewhere in the same watershed. The City's Planning Department is also finalizing a "pattern book" of suggestion for landscaping approaches for vacant lots. Several reprogramming projects are planned for the upcoming spring-summer season.

#### Rental Development-Large Projects

It was originally anticipated that Rental-Large Projects would assist Low Income Housing Tax Credit developments. Unfortunately, due to credit markets and the timing of tax credit allocations in Wisconsin, no LIHTC developments will be assisted with NSP-1 entitlement dollars. Accordingly, the Program will shift to reflect the changing conditions. The plan for Rental-Large is for units to be purchased through the land bank, and then conveyed to responsible investors for rehab. Where required, the Program will help the investors finance the rehabilitation. Similar to the Rental Rehab Program, assistance will take the form of a forgivable loan.

#### Home Buyer Assistance (HBA) Program

During the first quarter of 2010, staff continued outreach and informational meetings with local lenders, realtors and home buying counseling agencies. Because few banks have purchase-rehab loan products, direct outreach to lenders to increase their product offerings is ongoing. Additionally, staff holds weekly meetings with real estate agents working in the NSP Program area and attends once- or twice- weekly neighborhood partner meetings.

In March, the Department organized "Foreclosure Outreach Week." 24 participants attended a Friday morning orientation meeting. Attendees were primarily volunteers from community-based organizations, although representatives from the Milwaukee Police Department also participated. Common Council member Alderman Michael Murphy framed the training by speaking to the importance of the foreclosure crisis in Milwaukee. During the next week, over 8,000 brochures were distributed in targeted neighborhoods throughout the NSP-1 Program area. The outreach effort covered a broad range of information about foreclosures, including NSP HBA programs.

Overall, the number of applications received as of March 31st puts the HBA Program on track for obligating all funds by September 1, 2010.

#### Home Buyer Assistance Counseling including HBA 25% Set Aside

The Department continued to reach out to the counseling agencies involved with the Program. A "check-in" meeting was held in February with all 8 HUD-certified agencies. A variety of topics were covered including time lines, coordinating information between the primary lenders, the Department, and the counseling agencies. Many process improvements were discussed. Following the meeting, the changes were implemented.

#### Rental Rehabilitation (RR) Program

RR demand has met expectations, and is on track to obligate all funds by September 1, 2010. Changes to Program design that incent 50% AMI rent levels have been very successful, with nearly all loan clients committing to serving low income renters. No further changes to Program design are expected.

However, investors are having difficulty getting private financing. Feedback from clients indicates that most banks are unwilling to make loans to smaller investors. Consequently, investors are purchasing foreclosed properties with cash. The Rental Rehab Program requires that investors pay for at least half of the rehab costs before any Rental Rehab dollars are made available. As with purchases, most investors are using cash. The relative lack of financing options for investors is troubling, because it limits the pool of potential clients. Also, a large number of foreclosed properties are being bought by investors who do not use the RR program, and either leave them vacant and boarded, or do only limited rehab. There is concern with the low participation of lenders. Staff will continue to reach out to the lending industry in hopes banks will participate in the Program.

In order to sustain demand, it is expected that outreach to investors will occur during the 2nd quarter of 2010.

#### Buy In Your Neighborhood (BIYN) Program

BIYN is a specialized program. Although DCD had conversations with potential clients, no applications were received through March 31. Feedback indicated potential participants were unable to get bank financing. Staff continued to work with lenders, and two lenders indicated they would provide financing for the program. Additionally, staff may consider alternative Program design in order to implement BIYN.

Also, strongly being considered is moving BIYN funds to other programmatic activity.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NS1100000000, ADMINISTRATION	\$28,689.06	\$919,746.00	\$557,653.54
NS1200000000, HOMEBUYER ASSISTANCE - ELIGIBLE USE A	\$150,165.28	\$2,068,000.00	\$595,720.03
NS1300000000, VACANT LAND INITIATIVE - ELIGIBLE USE E	\$0.00	\$1,300,000.00	\$0.00
NS1400000000, ACQUISTION/REHAB/RESALE PROGRAM -	\$100,611.04	\$680,500.00	\$100,611.04
NS1500000000, RENTAL REHABILITATION - ELIGIBLE USE A	\$50,116.00	\$984,375.00	\$230,677.00
NS1510000000, RENTAL REHABILITATION (MULTI-FAMILY	\$0.00	\$328,125.00	\$0.00
NS1600000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$500,000.00	\$0.00
NS1610000000, RENTAL DEVELOPMENT - LARGE PROJECTS	\$0.00	\$0.00	\$0.00
NS1700000000, BUY IN YOUR NEIGHBORHOOD - ELIGIBLE	\$0.00	\$240,000.00	\$0.00
NS1800000000, DEMOLITION - ELIGIBLE USE D	\$149,054.48	\$1,312,500.00	\$254,687.47
NS1900000000, LAND BANK - ELIGIBLE USE C	\$77,591.36	\$864,219.00	\$112,378.04

## Activities

**Grantee Activity Number:** NS1100100211

**Activity Title:** NS1100100211

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS1100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

10/01/2008

**Projected End Date:**

02/01/2013

**National Objective:**

N/A

**Responsible Organization:**

Comptroller's Office

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$84,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$84,500.00
<b>Program Funds Drawdown</b>	\$15,732.28	\$48,126.31
<b>Obligated CDBG DR Funds</b>	\$0.00	\$84,500.00
<b>Expended CDBG DR Funds</b>	\$15,732.28	\$48,126.31
Comptroller's Office	\$15,732.28	\$48,126.31
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

### Location Description:

N/A

### Activity Progress Narrative:

The following quarterly activities were accomplished by the Comptroller's Office in the quarter ending 03/31/10

- 1) Reviewed and Approved Project Budget and Amendments
- 2) Establish/Amend Budget Lines
- 3) Reviewed contracts/agreements and Common Council Resolutions
- 4) Reviewed and processed project set-ups
- 5) Prepared and processed draws in DRGR
- 6) Reviewed and approved vouchers for payment

### Performance Measures

No Performance Measures found.

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS1100200151

**Activity Title:** NS1100200151

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS1100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

10/01/2008

**Projected End Date:**

02/01/2013

**National Objective:**

N/A

**Responsible Organization:**

Community Development Grants Administration

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$147,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$147,000.00

**Program Funds Drawdown**

\$12,956.78

\$20,878.54

**Obligated CDBG DR Funds**

\$0.00

\$147,000.00

**Expended CDBG DR Funds**

\$12,956.78

\$20,878.54

Community Development Grants Administration

\$12,956.78

\$20,878.54

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

**Location Description:**

N/A

**Activity Progress Narrative:**

Community Development Grants Administration (CDGA) continues to monitor the overall program management of the NSP funded activities. Such activities include: budget approvals, review set-ups, feasibility packets, reviewing and submitting quarterly reports, and completing updates to the NSP Plan in the DRGR system as needed etc. CDGA receives and reviews all the necessary forms required for compliance reporting.

**Performance Measures**

**No Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: NS1100300191****Activity Title: NS1100300191****Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

NS1100000000

**Project Title:**

ADMINISTRATION

**Projected Start Date:**

10/01/2008

**Projected End Date:**

02/01/2013

**National Objective:**

N/A

**Responsible Organization:**

Department of City Development

**Overall****Jan 1 thru Mar 31, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$688,246.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$688,246.00
<b>Program Funds Drawdown</b>	\$0.00	\$488,648.69
<b>Obligated CDBG DR Funds</b>	\$0.00	\$688,246.00
<b>Expended CDBG DR Funds</b>	\$72,561.04	\$561,209.73
Department of City Development	\$72,561.04	\$561,209.73
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Program Administration will be used for the reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include (but not limited to) salaries, wages and related costs of staff engaged in program administration, which includes (but is not limited to) providing information about the program, preparing program budget and schedules, preparing reports, and other costs for goods or services needed for administration of the program.

**Location Description:**

N/A

**Activity Progress Narrative:**

The Department of City Development administers Home Buyer Assistance, Rental Rehabilitation, Land Bank, Buy In Your Neighborhood, Acquisition Rehab, Vacant Land Initiative, and Rental Development Large Projects. Staff are administering these NSP Programs on an ongoing basis

**Performance Measures****No Performance Measures found.**

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS120010000A

**Activity Title:** Homeowner Financial Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS1200000000

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,290,400.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,290,400.00
<b>Program Funds Drawdown</b>	\$56,920.95	\$333,222.70
<b>Obligated CDBG DR Funds</b>	\$69,081.00	\$476,845.00
<b>Expended CDBG DR Funds</b>	\$58,164.95	\$340,884.70
Department of City Development	\$58,164.95	\$340,884.70
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,244.00	\$7,662.00
<b>Program Income Drawdown</b>	\$2,372.00	\$6,418.00

**Activity Description:**

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experience a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

The number of applications received as of March 31st puts the HBA Program on track for obligating all funds by September 1, 2010. An additional 40 to 42 cases will need to be enrolled by September 1. Because there are 5 months to obtain applications, the Department is confident that with additional marketing, the HBA dollars will be obligated by September 1.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	5/10

**Activity Locations**

Address	City	State	Zip
5420-20A W. Louise Pl.	Milwaukee	NA	53216-
1520 N. 48th St.	Milwaukee	NA	53208-
3854 N. 80th St.	Milwaukee	NA	53222-
2528-30 N. 1st St.	Milwaukee	NA	53212-
224 W. Saveland Ave.	Milwaukee	NA	53207-
4151 N. 61st St.	Milwaukee	NA	53216-

2729 N. Booth St.	Milwaukee	NA	53212-
4029 N. 11th St.	Milwaukee	NA	53209-
3148-50 N. 54th St.	Milwaukee	NA	53216-
4303-05 N. 13th St.	Milwaukee	NA	53209-
3039-41 N. Sherman Bl.	Milwaukee	NA	53210-
5280 N. 67th St.	Milwaukee	NA	53218-
1540 N. 49th St.	Milwaukee	NA	53208-
830 N. 26th St.	Milwaukee	NA	53233
4048 N. 67th St.	Milwaukee	NA	53216-
3329 S. Lenox St.	Milwaukee	NA	53207-
7613 N. 60th St.	Milwaukee	NA	53223-
1134A N. 44th St.	Milwaukee	NA	53208-
1312 E. Saveland Ave.	Milwaukee	NA	53207-
7628 W. Courtland Ave.	Milwaukee	NA	53218-
2238 S. 36th St.	Milwaukee	NA	53215-
2566-68 N. 20th St.	Milwaukee	NA	53206-
3216-18 N. 52nd St.	Milwaukee	NA	53216-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS120020000A

**Activity Title:** Homebuyer Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS1200000000

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$69,100.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$69,100.00
<b>Program Funds Drawdown</b>	\$5,750.00	\$9,000.00
<b>Obligated CDBG DR Funds</b>	\$5,250.00	\$27,250.00
<b>Expended CDBG DR Funds</b>	\$5,750.00	\$9,000.00
Department of City Development	\$5,750.00	\$9,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

For the first quarter of 2010, the Department revised policy relative to the 8-hour counseling requirement. Previously applications were accepted and processed as long as the buyer agreed to get their certificate before closing. This created problems because agencies were not able to service clients on time. In February, the Department began rejecting applications, or held them, pending receipt of the 8-hour certificate.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/10

**Activity Locations**

Address	City	State	Zip
1520 N. 48th St.	Milwaukee	NA	53208-
3148-50 N. 54th St.	Milwaukee	NA	53216-
6700 N. 54th St.	Milwaukee	NA	53223-
6872 W. Grantosa Dr.	Milwaukee	NA	53218-
8001-03 W. Villard Ave.	Milwaukee	NA	53218-

4151 N. 61st St.	Milwaukee	NA	53216-
7613 N. 60th St.	Milwaukee	NA	53223-
1134A N. 44th St.	Milwaukee	NA	53208-
2238 S. 36th St.	Milwaukee	NA	53215-
3039-41 N. Sherman Bl.	Milwaukee	NA	53210-
6201 N. 95th St.	Milwaukee	NA	53225-
3223 S. 15th St.	Milwaukee	NA	53215-
2757 N. 54th St.	Milwaukee	NA	53210-
4303-05 N. 13th	Milwaukee	NA	53209-
3745 N. 58th St.	Milwaukee	NA	53216-
1929 W. Kneeland St	Milwaukee	NA	53205-
1945 N. 25th St.	Milwaukee	NA	53205-
7628 W. Courtland Ave.	Milwaukee	NA	53218-
2566-68 N. 20th St.	Milwaukee	NA	53206-
8834 W. Brentwood Ave.	Milwaukee	NA	53224-
2176 S. 36th St.	Milwaukee	NA	53215-
3854 N. 80th St.	Milwaukee	NA	53222-
2729 N. Booth St.	Milwaukee	NA	53212-
3329 S. Lenox St.	Milwaukee	NA	53207-
3216-18 N. 52nd St.	Milwaukee	NA	53216-
3851 N. 61st St.	Milwaukee	NA	53216-
2222-24 N. 49th St.	Milwaukee	NA	53208-
1915 N. 33rd St.	Milwaukee	NA	53208-
4048 N. 67th St.	Milwaukee	NA	53216-
2333 N. Hubbard St.	Milwaukee	NA	53212-
1312 E. Saveland Ave	Milwaukee	NA	53207-
5280 N. 67th St.	Milwaukee	NA	53218-
3240 N. 52nd St.	Milwaukee	NA	53216-
3324 S. 14th St.	Milwaukee	NA	53215-
224 W. Saveland Ave	Milwaukee	NA	53207-
5420 W. Louise Pl.	Milwaukee	NA	53216-
830 N. 26th St.	Milwaukee	NA	53233
2528-30 N. 1st St.	Milwaukee	NA	53212-
4029 N. 11th St.	Milwaukee	NA	53209-
2932 N. 7th St.	Milwaukee	NA	53212-
7305 W. Fiebrantz Ave.	Milwaukee	NA	53216-
1540 N. 49th St.	Milwaukee	NA	53208-
4840 N. 37th St.	Milwaukee	NA	53209-
3425-27 N. 54th St.	Milwaukee	NA	53216-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS120030000A

**Activity Title:** Homebuyer Assistance - 25% Set -Aside

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

NS1200000000

**Project Title:**

HOMEBUYER ASSISTANCE - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$708,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$708,500.00
<b>Program Funds Drawdown</b>	\$87,494.33	\$253,497.33
<b>Obligated CDBG DR Funds</b>	\$115,847.00	\$467,989.00
<b>Expended CDBG DR Funds</b>	\$88,558.33	\$258,581.33
Department of City Development	\$88,558.33	\$258,581.33
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$1,064.00	\$5,084.00
<b>Program Income Drawdown</b>	\$3,286.00	\$4,020.00

**Activity Description:**

The activity will provide soft second mortgage financing to owner occupant purchasers of foreclosed homes.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

The number of applications received as of March 31st puts the HBA 25% Set Aside Program on track for obligating all funds by September 1, 2010. An additional approximately 14 cases will need to be enrolled by September 1. Because there are 5 months to obtain applications, the Department is confident that with additional marketing, HBA dollars will be obligated by September 1.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	3/10

**Activity Locations**

Address	City	State	Zip
7305 W. Fiebrantz Ave.	Milwaukee	NA	53216-
2757 N. 5th St.	Milwaukee	NA	53210-
2222-24 N. 49th St.	Milwaukee	NA	53208-

4840 N. 37th St.	Milwaukee	NA	53209-
6700 N. 54th St.	Milwaukee	NA	53223-
6201 N. 95th St.	Milwaukee	NA	53225-
3425-27 N. 54th St.	Milwaukee	NA	53216-
3851 N. 61st St.	Milwaukee	NA	53216-
3223 S. 15th St.	Milwaukee	NA	53215-
1945 N. 25th St.	Milwaukee	NA	53205-
6872 S. Grantosa Dr.	Milwaukee	NA	53218-
1929 W. Kneeland St.	Milwaukee	NA	53205-
2333 N. Hubbard St.	Milwaukee	NA	53212-
1915 N. 33rd St.	Milwaukee	NA	53208-
3240 N. 52nd St.	Milwaukee	NA	53216-
3745 N. 58th Bl.	Milwaukee	NA	53216-
8834 W. Brentwood Ave	Milwaukee	NA	53224-
3324 S. 14th St.	Milwaukee	NA	53215-
8001-03 W. Villard Ave.	Milwaukee	NA	53218-
2932 N. 7th St.	Milwaukee	NA	53212-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS130010000A

**Activity Title:** Vacant Lot Reuse

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

NS1300000000

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$50,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$50,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

Although several reprogramming projects are planned for the upcoming spring-summer season, none were obligated as of March 31. The delay is primarily due to weather conditions and firming-up the final landscaping plans

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** NS130020000A

**Activity Title:** Vacant Lot Reuse - New Construction

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

NS1300000000

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

### Overall

### Jan 1 thru Mar 31, 2010

### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

### Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experience a net loss in homeownership as a result of the foreclosure issue.

### Activity Progress Narrative:

Due to weather and negotiations with Habitat for Humanity and the Housing Authority, no activity was obligated as of March 31. However, Habitat has indicated they intend to commence construction on NSP-1 units as early as possible in April.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS130030000A

**Activity Title:** Vacant Land - 25% Set-Aside

**Activity Category:**

Disposition

**Activity Status:**

Under Way

**Project Number:**

NS1300000000

**Project Title:**

VACANT LAND INITIATIVE - ELIGIBLE USE E

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$650,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$650,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

The program will involve the reuse of vacant land resulting from the demolition of abandoned, foreclosed and blighting structures

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

New construction discussions took place in the first quarter of 2010. Additional discussions with new partners will help to support set-aside initiatives for this activity.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number: NS140010000A****Activity Title: Development Subsidies****Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS140000000

**Project Title:**

ACQUISTION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall****Jan 1 thru Mar 31, 2010****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$672,600.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$672,600.00
<b>Program Funds Drawdown</b>	\$100,611.04	\$100,611.04
<b>Obligated CDBG DR Funds</b>	\$293,650.00	\$421,000.00
<b>Expended CDBG DR Funds</b>	\$28,050.00	\$28,050.00
Department of City Development	\$28,050.00	\$28,050.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This program will involve purchase and redevelopment of vacant foreclosed properties by private developers or by a City of Milwaukee affiliate entity.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

As of March 31, 10 units were in inventory and were either having scopes of work developed (6), were in bidding (1) or were under construction (3). The three units under construction will be completed by approximately June 1st. The estimated drawdown of NSP dollars for all 10 units is over \$800,000, putting the Program on track to have all funds obligated sooner than September 1.

**Performance Measures**

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5

## Activity Locations

Address	City	State	Zip
1408 W. Capitol Dr.	Milwaukee	NA	53206-
2801-03 W. State St.	Milwaukee	NA	53208-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** NS140020000A  
**Activity Title:** Development Subsidies - Homebuyer Counseling

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NS140000000

**Project Title:**  
 ACQUISITION/REHAB/RESALE PROGRAM - ELIGIBLE

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 02/01/2013

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Department of City Development

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$7,900.00
Total CDBG Program Funds Budgeted	N/A	\$7,900.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

This program will involve purchase and redevelopment of vacant foreclosed properties by private developers or by a City of Milwaukee affiliate entity. This will also include homebuyer counseling for perspective homebuyers.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue.

**Activity Progress Narrative:**

As potential buyers come forward, they will be directed to the home buyer counseling agencies to receive counseling. It is expected that the agencies will also identify buyers. These activities will actively begin during the next quarter, in May-June.

**Performance Measures**

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found  
 Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>NS150010000A</b>
<b>Activity Title:</b>	<b>Rental Rehabilitation</b>

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 NS1500000000

**Projected Start Date:**  
 04/01/2009

**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way

**Project Title:**  
 RENTAL REHABILITATION - ELIGIBLE USE A

**Projected End Date:**  
 02/01/2013

**Responsible Organization:**  
 Department of City Development

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$328,125.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$328,125.00
<b>Program Funds Drawdown</b>	\$21,031.00	\$34,281.00
<b>Obligated CDBG DR Funds</b>	\$15,748.00	\$62,244.00
<b>Expended CDBG DR Funds</b>	\$22,875.00	\$40,013.00
Department of City Development	\$22,875.00	\$40,013.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$600.00	\$4,488.00
<b>Program Income Drawdown</b>	\$3,842.00	\$3,888.00

**Activity Description:**

This program will provide resources for the rehabilitation for vacant foreclosed properties by private landlords for the purpose of providing affordable rental opportunities.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

In late March, 21 cases have been reviewed which will increase next quarter's obligation. An additional 16 applications are received and in process. These applications will obligate an additional \$320,000. Because there are 5 months to obtain applications, the Department is confident that regular RR dollars will be 100% obligated by September 1.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	1/40

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

2512 N. 48th St.	Milwaukee	NA	53210-
2632-34 N. 49th St.	Milwaukee	NA	53210-
2466-68 N. Teutonia Ave.	Milwaukee	NA	53206-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** NS150020000A

**Activity Title:** Rental Rehabilitation - 25% Set-Aside

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS1500000000

**Project Title:**

RENTAL REHABILITATION - ELIGIBLE USE A

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$656,250.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$656,250.00
<b>Program Funds Drawdown</b>	\$29,085.00	\$196,396.00
<b>Obligated CDBG DR Funds</b>	\$92,845.00	\$321,679.00
<b>Expended CDBG DR Funds</b>	\$30,215.00	\$202,762.00
Department of City Development	\$30,215.00	\$202,762.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$2,374.00	\$7,610.00
<b>Program Income Drawdown</b>	\$1,494.00	\$5,236.00

**Activity Description:**

This program will provide resources for the rehabilitation for vacant foreclosed properties by private landlords for the purpose of providing affordable rental opportunities.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

Rental rehab set-aside obligations for the quarter remain steady. Progress within the activity confirms the department's obligation target is on track for the September 1 deadline.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	8/35

**Activity Locations**

Address	City	State	Zip
2395 W. Walnut St.	Milwaukee	NA	53205
2702-04 N. 40th St.	Milwaukee	NA	53210-
2670 S. 8th St.	Milwaukee	NA	53215-
2629-31 N. 48th St.	Milwaukee	NA	53210-
2600 N. 53rd St.	Milwaukee	NA	53210-
2568 N. 34th St.	Milwaukee	NA	53210-

3400-02 W. Scott St.	Milwaukee	NA	53215-
2508 N. 45th St.	Milwaukee	NA	53210-
2422 S. 7th St.	Milwaukee	NA	53215-
911 S. 26th St.	Milwaukee	NA	53204-
1225 S. 37th St.	Milwaukee	NA	53215-
2747 N. 56th St.	Milwaukee	NA	53210-
3157-59 N. Buffum St.	Milwaukee	NA	53212-
2510 W. Juneau Ave.	Milwaukee	NA	53233-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** NS160010000A

**Activity Title:** Rental Development - Large Projects

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NS1600000000

**Project Title:**

RENTAL DEVELOPMENT - LARGE PROJECTS -

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of City Development

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This program will create a high quality affordable rental housing for low income families, but will involve the large scale acquisition through bulk purchase of abandoned and foreclosed properties.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

As of March 31, 5 buildings (14 units) are scheduled for redevelopment under Rental-Large. It is expected that in May, Requests for Proposal will be issued for the purchase and rehabilitation of the 14 units. Although bids are not obtained, cost estimates suggest all funds will be obligated by September 1. A budget amendment moving dollars from other programs may be required. Additional properties will be identified for enrollment in this program.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

## Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>NS170010000A</b>
<b>Activity Title:</b>	<b>Buy In Your Neighborhood</b>

### Activity Category:

Acquisition - general

### Activity Status:

Under Way

### Project Number:

NS1700000000

### Project Title:

BUY IN YOUR NEIGHBORHOOD - ELIGIBLE USE A

### Projected Start Date:

04/01/2009

### Projected End Date:

02/01/2013

### National Objective:

NSP Only - LMMI

### Responsible Organization:

Department of City Development

## Overall

## Jan 1 thru Mar 31, 2010

## To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$240,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$240,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Department of City Development	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Activity Description:

This program will provide financial assistance to homeowners to buy a foreclosed property within 3 blocks of their home

## Location Description:

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

## Activity Progress Narrative:

The BIYN Program previously successfully operated in the Department. Lack of progress is primarily due to lenders not being interested in providing financing for the Program. However, recent discussions with two lenders provides hope to future obligations.

## Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected		
	Low	Mod		Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** NS180010000A

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NS1800000000

**Project Title:**

DEMOLITION - ELIGIBLE USE D

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Department of Neighborhood Services

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,312,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,312,500.00
<b>Program Funds Drawdown</b>	\$149,054.48	\$254,687.47
<b>Obligated CDBG DR Funds</b>	\$430,931.00	\$984,629.85
<b>Expended CDBG DR Funds</b>	\$149,054.48	\$254,687.47
Department of Neighborhood Services	\$149,054.48	\$254,687.47
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This program will be used to demolished approximately 75 structures representing the properties most severely blighted and detrimental to neighborhood stability.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

Despite the low number of completions, DNS has had a lot of activity this quarter. We set-up 23 new accounts and are well on our way toward the mark of 75 total demolitions. Most of these demolitions have been completed and are awaiting seeding and landscaping to complete the grant work. We anticipate setting up a large number of new accounts within the next 30 days leaving less than 10 demolitions to meet our goal. Contractors have been quite active at submitting bids and taking down the parcels as quickly as possible. Again, this creates an immediate impact on the neighborhoods impacted by these demolitions.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	0	0/0	0/0	8/75

**Activity Locations**

Address	City	State	Zip
2464-66 W. Keefe Ave.	Milwaukee	NA	53206-
3026 N. 10th St.	Milwaukee	NA	53206-
1100-06 S. 4th St.	Milwaukee	NA	53204

3417-19 N. 21st St.	Milwaukee	NA	53206-
2231 W. Middlemass St.	Milwaukee	NA	53215-
2412 N. 2nd St.	Milwaukee	NA	53212-
1438-40 N. 40th St.	Milwaukee	NA	53208-
2449-53 N. 18th St.	Milwaukee	NA	53206-
6620 W. Villard Ave.	Milwaukee	NA	53218-
1411 W. Atkinson Ave.	Milwaukee	NA	53206-
2726 N. 2nd St.	Milwaukee	NA	53212-
2143 N. 35th St.	Milwaukee	NA	53208-
2312 W. Clarke St.	Milwaukee	NA	53206-
3029-29A N. 11th St.	Milwaukee	NA	53206-
1531-33 N. 33rd	Milwaukee	NA	53208-
1338 W. Hopkins	Milwaukee	NA	53206-
2038-40 N. 34th St.	Milwaukee	NA	53208-
2209-11 N. 41st St.	Milwaukee	NA	53208
1922-24 N. 39th St.	Milwaukee	NA	53208-
703 E. Lincoln Ave.	Milwaukee	NA	53207-
1115 W. Keefe Ave.	Milwaukee	NA	53206-
3025 N. 10th St.	Milwaukee	NA	53206-
3158 N. 13th St.	Milwaukee	NA	53206-
2624 W. Lloyd St.	Milwaukee	NA	53205-
2745-47 N. 37th St.	Milwaukee	NA	53210-
2216A N. 44th St.	Milwaukee	NA	53208-
1316 N. 39th St.	Milwaukee	NA	53208-
2228 N. 40th St.	Milwaukee	NA	53208-
2157 N. 29th St.	Milwaukee	NA	53208-
2421 N. 10th St.	Milwaukee	NA	53206-
2521 N. 33rd St.	Milwaukee	NA	53210-
1422 S. 15th St.	Milwaukee	NA	53204-
2513-15 N. 40th St.	Milwaukee	NA	53210-
5353 N. 38th St.	Milwaukee	NA	53209-
2936-38 N. 18th St.	Milwaukee	NA	53206-
3159 N. Booth St.	Milwaukee	NA	53212-
2846 N. 13th St.	Milwaukee	NA	53206-
3327 N. 12th St.	Milwaukee	NA	53206-
2182 N. 44th St.	Milwaukee	NA	53208-
2640 N. 25th St.	Milwaukee	NA	53206-
2444 N. 38th St.	Milwaukee	NA	53210-
2935-37 N. 2nd St.	Milwaukee	NA	53212-
2178 S. 17th St.	Milwaukee	NA	53215-
1426-28 N. 22nd St.	Milwaukee	NA	53205-
3237-37A N. 16th St.	Milwaukee	NA	53206-
1904-06 W. Arrow St.	Milwaukee	NA	53204-
2436 W. Kilbourn Ave.	Milwaukee	NA	53233-
2111 N. 49th St.	Milwaukee	NA	53208-
1931-33 N. 26th St.	Milwaukee	NA	53205-

2624 N. 28th St.	Milwaukee	NA	53210-
1234 W. Greenfield Ave.	Milwaukee	NA	53204-
2858 N. 22nd St.	Milwaukee	NA	53206-
1009 S. 17th St.	Milwaukee	NA	53204-
3953 N. 13th St.	Milwaukee	NA	53206-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** NS190010000A

**Activity Title:** Financial Assistance for Acquisition

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NS1900000000

**Projected Start Date:**

04/01/2009

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected End Date:**

02/01/2013

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$604,953.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$604,953.00
<b>Program Funds Drawdown</b>	\$60,219.64	\$95,006.32
<b>Obligated CDBG DR Funds</b>	\$291,031.00	\$392,347.00
<b>Expended CDBG DR Funds</b>	\$60,219.64	\$95,006.32
Milwaukee Neighborhood Reclamation Company, LLC	\$60,219.64	\$95,006.32
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This project will acquire nuisance properties where swift action is necessary because the property is having a significant negative impact on the neighborhood.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

After being set up to carry out the City of Milwaukee's NSP land bank activity, the Milwaukee Neighborhood Reclamation Company, LLC (MNRC) began operations during the fourth quarter of 2009. During the quarter ending 3/31/2010, the MNRC made offers to purchase on twenty-two properties. Four of these properties, containing four units of housing, were purchased using Federal NSP funds associated with this activity during the quarter.

At the close of the quarter, the MNRC had an additional three properties, containing four units of housing, under contract for purchase using funds in this activity category (since acquired).

Acquisition prices during the fourth quarter were in the \$1 - \$40,000 range. Three of the four took place within the primary target areas of greatest need as identified in the NSP Substantial Amendment. Three of these properties are slated for rehabilitation using NSP funds and eventual sale to an owner occupant, while one is scheduled for demolition. While each property acquired has an accompanying disposition strategy, landbank funds have been conservatively budgeted to cover a holding period of up to two years per property.

Also during the first quarter, the MNRC "went live" with the National Community Stabilization Trust. The MNRC now receives "first look" offers to purchase from those REO servicers who are participating in the Trust. This provides a streamlined acquisition process and allows the MNRC to acquire properties which further program goals but that otherwise may have been acquired by speculative purchasers.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/70

## Activity Locations

Address	City	State	Zip
2862 N. 24th St.	Milwaukee	NA	53206-
2205-2207 N. 16th St	Milwaukee	NA	53205-
2969 N. 39th St.	Milwaukee	NA	53210-
5662 N. 38th St.	Milwaukee	NA	53209-
3175 N. Sherman Bl.	Milwaukee	NA	53216-
814 N. 26th St.	Milwaukee	NA	53233-
3122 W. Mitchell St.	Milwaukee	NA	53215-
1904-1906 W. Arrow St.	Milwaukee	NA	53204-
934 N. 29th St.	Milwaukee	NA	53208-
2539-2941 N. 28th St.	Milwaukee	NA	53210-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>NS190020000A</b>
<b>Activity Title:</b>	<b>Land Bank-25% Set-Aside</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

NS1900000000

**Project Title:**

LAND BANK - ELIGIBLE USE C

**Projected Start Date:**

04/01/2009

**Projected End Date:**

02/01/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Milwaukee Neighborhood Reclamation Company, LLC

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$259,266.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$259,266.00
<b>Program Funds Drawdown</b>	\$17,371.72	\$17,371.72
<b>Obligated CDBG DR Funds</b>	\$127,243.00	\$127,243.00
<b>Expended CDBG DR Funds</b>	\$17,371.72	\$17,371.72
Milwaukee Neighborhood Reclamation Company, LLC	\$17,371.72	\$17,371.72
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This project will acquire nuisance properties where swift action is necessary because the property is having a significant negative impact on the neighborhood.

**Location Description:**

The program will be targeted to the neighborhoods of greatest need. Within these neighborhoods, consideration will be given to those neighborhoods which have experienced a net loss in homeownership as a result of the foreclosure issue

**Activity Progress Narrative:**

One property, containing two units of housing, which will eventually be used as housing for households making <50% AMI was acquired by the MNRC this quarter. MNRC staff are currently in the process of identifying an appropriate party to convey this property to for rehabilitation and management as affordable rental housing.

At the close of the quarter, the MNRC had an additional two properties, containing six units of housing, under contract for purchase using funds in this activity category.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/30

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2926-28 W. Melvina St.	Milwaukee	NA	53216-
7723 W. Bender Ave,	Milwaukee	NA	53218-
2744-46 N. 41st St.	Milwaukee	NA	53210-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---